

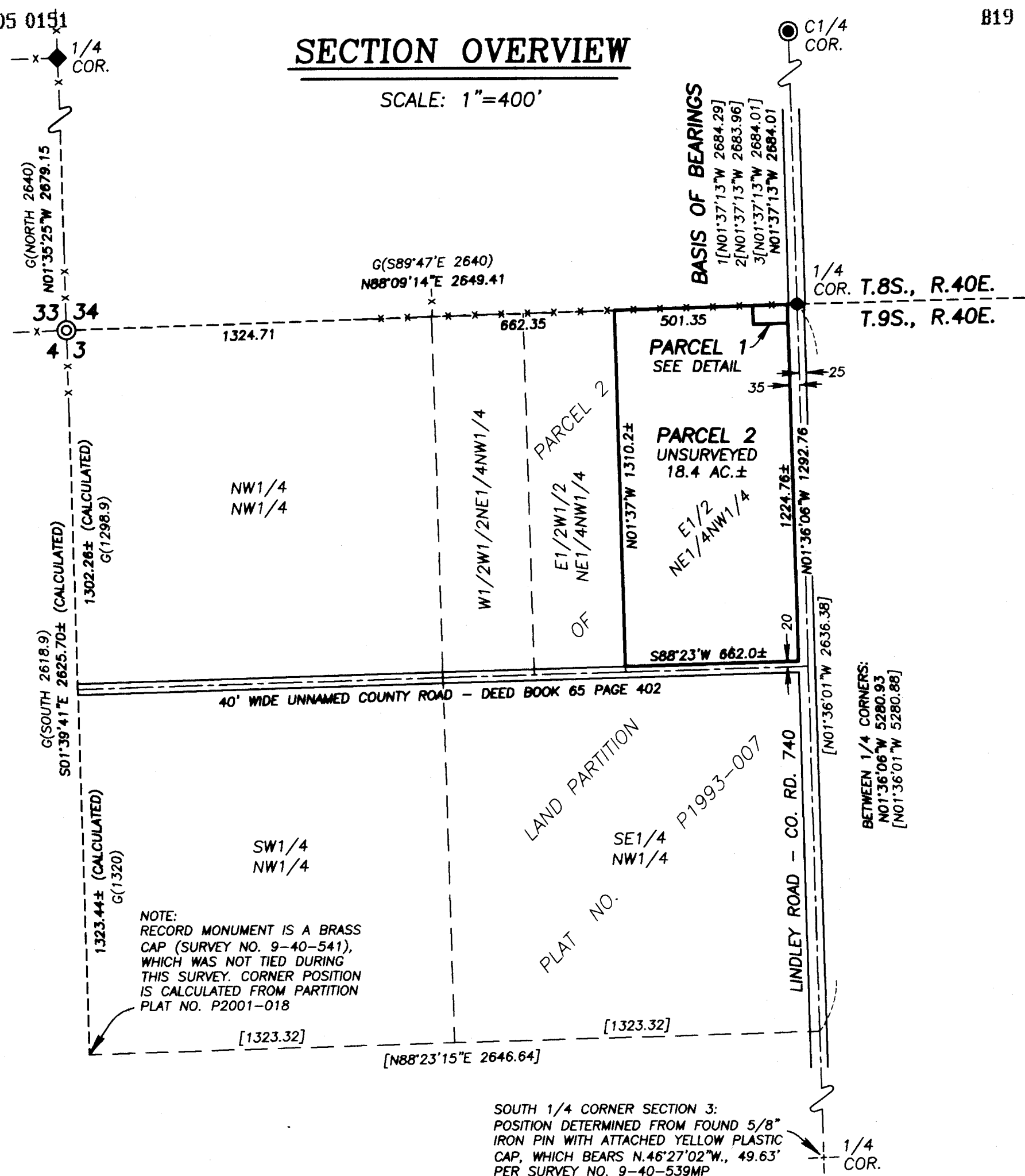
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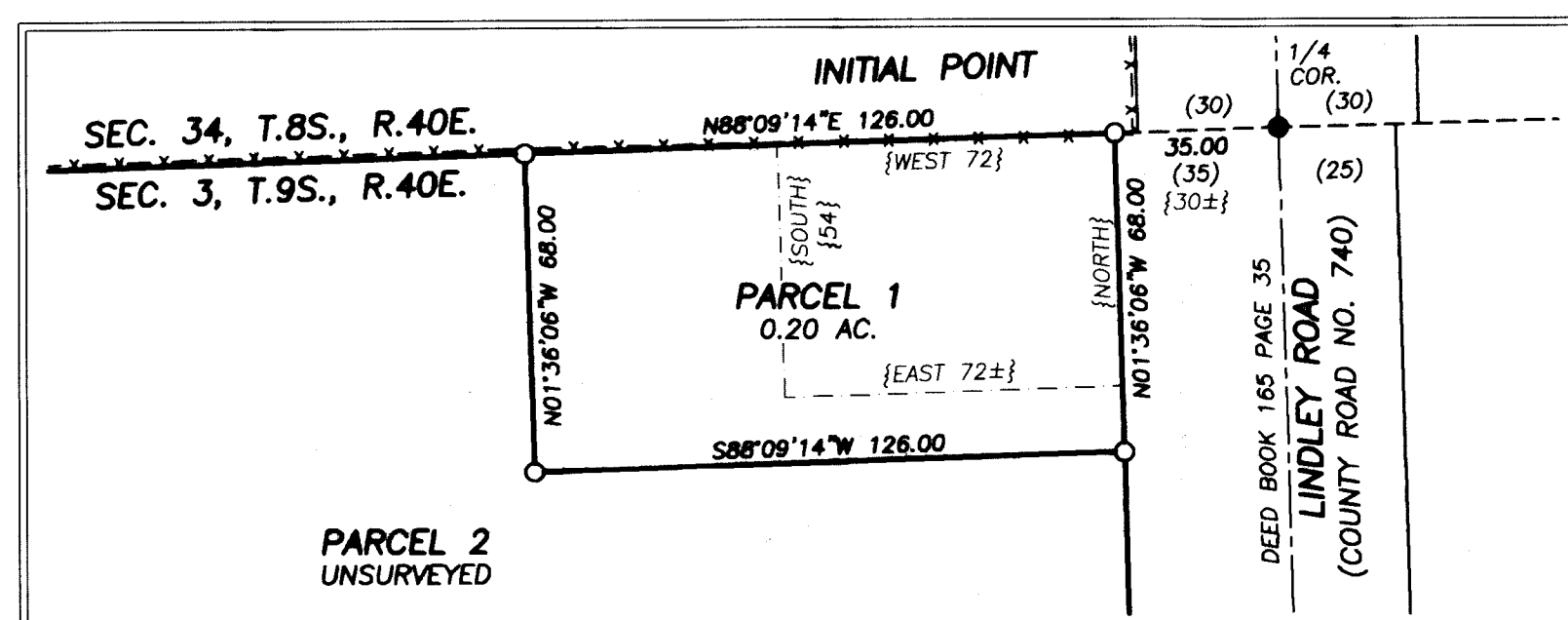
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SECTION OVERVIEW

SCALE: 1"=400'

**DETAIL**

SCALE: 1"=40'

**LAND PARTITION PLAT NO. P2019-003**SITUATED IN THE NW1/4 SECTION 3, T.9S., R.40E., W.M.,
BAKER COUNTY, OREGON**NARRATIVE**

THIS PARTITION WAS PERFORMED AT THE REQUEST OF CASS VANDERWIELE, BOARD PRESIDENT FOR BAKER RURAL FIRE PROTECTION DISTRICT. THE SUBJECT PROPERTY IS COMPRISED OF TWO TRACTS, BEING A PORTION OF THE E1/2NE1/4NW1/4 OF SECTION 3, T.9S., R.40E. TRACT ONE IS OWNED BY J AND V BROWN RANCHES, LLC., AS EVIDENCED BY DEED NO. 07190339, AND TRACT TWO IS OWNED BY BAKER RURAL FIRE PROTECTION DISTRICT (THE DISTRICT), AS EVIDENCED BY DEED NO. 02230050. THIS LAND USE ACTION WAS APPROVED BY THE BAKER COUNTY PLANNING DEPARTMENT BY ADMINISTRATIVE APPROVAL (MNP-18-005).

TRACT TWO IS THE SITE OF THE DISTRICT'S LINDLEY ROAD FIRE STATION. THE DISTRICT WISHES TO EXPAND THE EXISTING FACILITY, REQUIRING AN ADJUSTMENT OF THE BOUNDARIES TO ENLARGE THE TRACT. HOWEVER, IT WAS DISCOVERED THAT WHEN TRACT TWO WAS CONVEYED TO THE DISTRICT IN 2002, THE PARTITIONING PROCESS REQUIRED BY ORS CHAPTER 92 WAS NOT FOLLOWED. THEREFORE, THIS PARTITION WILL ACT TO LEGALIZE THE DISTRICT'S PARCEL WHILE ALSO RECONFIGURING THE PROPERTY LINES.

IT'S IMPORTANT TO NOTE THAT THE DEED FOR TRACT TWO (DEED NO. 02230050) DESCRIBES THE POINT OF BEGINNING AS BEING 30 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, AND ALSO BEING ON THE WEST RIGHT OF WAY LINE OF THE COUNTY ROAD. THIS SUGGESTS THAT THE WEST RIGHT OF WAY LINE RUNNING SOUTH FROM THE NORTH LINE OF SECTION 3 IS 30 FEET FROM THE NORTH-SOUTH CENTERLINE OF SECTION 3. HOWEVER, DEED BOOK 165, PAGE 35, WHICH CONVEYED RIGHT OF WAY TO BAKER COUNTY IN 1955, DESCRIBES IT AS 35 FEET. THEREFORE, THE DISTANCE CALL FROM THE QUARTER CORNER YIELDS TO THE CALL FOR THE RIGHT OF WAY LINE, WHICH IS LOCATED 35 FEET FROM THE QUARTER CORNER PER DEED BOOK 165, PAGE 35.

A SEARCH WAS MADE OF THE AVAILABLE COUNTY SURVEYOR RECORDS. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM SURVEY NO.'S 8-40-14, 8-40-15, 8-40-26, 8-40-33, 9-40-539MP AND 9-40-542. I FOUND AND ACCEPTED CONTROLLING MONUMENTS FROM SAID COUNTY SURVEYS. I ALSO SEARCHED FOR ORIGINAL C.I.O. EVIDENCE AT THE NORTHWEST CORNER OF SECTION 3. THE CORNER WAS ORIGINALLY ESTABLISHED BY TIMOTHY W. DAVENPORT, U.S. DEPUTY SURVEYOR, UNDER CONTRACT NUMBER 102, DATED JULY 20, 1863. AS WAS COMMON IN THE BAKER VALLEY, THE ORIGINAL MONUMENT WAS A WOODEN POST IN A MOUND OF EARTH. I SEARCHED THE AREA AND FOUND NO TRACE OF THE ORIGINAL MONUMENT. HOWEVER, THERE IS A LONG-ESTABLISHED FENCE CORNER WITH FENCES RUNNING NORTH, SOUTH AND WEST. I BELIEVE THIS TO BE A PERPETUATION OF THE ORIGINAL SECTION CORNER, WHICH IS HARMONIOUSLY RELATED TO OTHER KNOWN CORNERS IN THE AREA, AND IS ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THE SECTION CORNER. I SET A MONUMENT AT THIS LOCATION. SEE THE MONUMENTATION SHEET FILED SEPARATELY FOR MORE DETAILS.

NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO THE EVIDENCE FOUND AND AS APPROVED BY MR. VANDERWIELE ON BEHALF OF THE DISTRICT, AND JIM BROWN OF J AND V BROWN RANCHES, LLC.

BASIS OF BEARINGSRECORD SURVEY NO. 8-40-26
AS SHOWN**LEGEND**

- FOUND 5/8" IRON PIN WITH ATTACHED 2" ALUMINUM CAP FROM SURVEY NO. 8-40-26 AND 8-40-33 MARKED BENCHMARK LAND SURVEYING, AND WITH APPROPRIATE CENTER 1/4 CORNER DESIGNATION.
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817" FROM MONUMENTATION SHEET FILED AS SURVEY NO. 9-40-542/8-40-15
- ◆ FOUND MAG NAIL AT BASE OF FENCE CORNER AS PER SURVEY NO. 8-40-14
- ⊙ SET 5/8"x30" IRON PIN WITH ATTACHED 2 1/2" ALUMINUM CAP MARKED BENCHMARK LAND SURVEYING, AND WITH APPROPRIATE SECTION CORNER DESIGNATIONS. SEE CORNER MONUMENTATION SHEET FILED SEPARATELY FOR MORE DETAILS.
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- { } RECORD BEARING AND DISTANCE FROM DEED NO. 02230050
- G() GLO RECORD BEARING AND DISTANCE
- () RECORD BEARING AND DISTANCE FROM DEED BOOK 165 PAGE 35
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO.'S 8-40-6 AND 8-40-10
- 2[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-40-14
- 3[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-40-26
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 9-40-539MP (PARTITION PLAT P2001-018)
- x-x FENCE LINE

REFERENCES

RECORD MAP OF SURVEY NO.'S: 8-40-6, 8-40-10, 8-40-14, 8-40-15, 8-40-26, 8-40-33, 9-40-539MP AND 9-40-542

DEED RECORD BOOK 65, PAGE 402
BOOK 90, PAGE 59
BOOK 165 PAGE 35
BOOK 165 PAGE 1133

DEED RECORD INSTRUMENT NO.'S: 02230050 AND 07190339

AMERITITLE TITLE NO. 266643AM

PARTITION PLAT NO.'S P1993-007 AND P2001-018

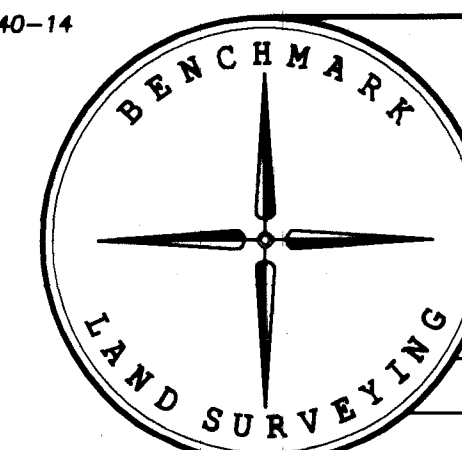
GENERAL LAND OFFICE FIELD NOTES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason L. Hatfield

OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454

EXPIRES: 6/30/2019



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
1207 DEWEY AVE., BAKER CITY, OREGON
541-575-1251 ~ 541-523-5852

LAND PARTITION
SITUATED IN THE NW1/4 SECTION 3, T.9S., R.40E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	J & V BROWN RANCHES, LLC AND BAKER RURAL FIRE PROTECTION DISTRICT	
SURVEYED BY	JLH & MRT	11/28/2018
SCALE: AS SHOWN	DRAWN BY: JLH	SHEET 1 OF 2